

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, February 26, 2020
Minutes

1. PRESENT:	Gordon Farrell	Lindsay Armstrong
	Carole Borthwick	Murray Thompson
	Linda McLaren	
	Joanne Parkinson	Audrey Montero

REGRETS: Cyrus Pun

2. CALL TO ORDER: 6:35 pm

3. ADOPTION OF MINUTES

January 29, 2020 Council Meeting Minutes approved by email.

4. COMMITTEE REPORTS

4.1 Social

No reports at the moment.

4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. continues with their weekly work in the gardens. Thanks to the suggestion from SL01, Yamato is looking into protecting the cherry tree and the flowering plum tree from caterpillar damage. They would like to invite you to visit their Facebook page under Yamato Landscaping Inc. where they upload photos every week so you can see what they have done and the progress they are making around Cypress Point.

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4.3 Fire & Security – Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

Sitka Fire Protection Inc. started their deficiencies program that they put together after the inspection last September.

Smoke alarms or heat detectors in suites 113, 118, 120, 126, 216, 220, 225, 227, 323, 232, and 235 are due for replacement as per manufacturer's specifications. The aforementioned suites are scheduled to have their new smoke detectors installed on March 6, 2020 from 1:30 to 4:00 pm. If your suite needs a smoke alarm or heat detector replacement, please provide access for the work to be performed by Sitka Fire Protection.

4.4 Maintenance

4.4.1

Thank you for trying to keep the garbage rooms in Buildings, A, B, and C cleaner. Although there has been an improvement, a few residents are still leaving unwanted items in the garbage rooms, outside the garbage rooms and in the lobbies.

We would remind residents of NW2050 that unwanted items can be taken to the recycling depot: City of Richmond Recycling at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.

Kindly note that taking the unwanted items to the recycling depot is **free of charge**, while leaving unwanted items around our Strata Property may result in a monetary fine.

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4.4.2. The pothole in front of Building D was repaired today. It was getting bigger with all the rain. Building D has agreed to pay part of the repair. There are few small potholes coming up that are going to be covered as well as soon as the weather permits.

4.4.3 The elevator in Building B 7531 was serviced on Monday, February 24, 2020. On Friday, February 21, 2020, the elevator was found to have gravel all over the grooves on the edge of the elevator where the door comes across to open or close. The gravel in the grooves made the door stick open. The technician who came after hours cleared the gravel so that the door shut, but found that there was more to the problem. The elevator needed a part called a diode matrix, which he couldn't get until Monday, February 24, 2020. Thank you to the residents in Building B for your patience, we understand that it was the cause of great inconvenience for many of you.

If you spill water, gravel or any other substance in the elevator, the carpet, or any place on Strata NW2050 facility please make sure you clean up after yourself.

4.4.4 More pipe replacement/repairs were required in Building B regarding the water pipes in the hallway on the first floor. While Corona was trying to shut off the water for a repair in one of the suites, one of the valves carrying hot water malfunctioned requiring them to shut down the water in the whole building so they could replace the valve. Thank you, Building B, for your cooperation and apologies for the inconvenience caused during the days without water. Steve, our handyman and painter, will be closing the ceiling and installing vapour barrier and drywall.

4.4.5 Council would like to thank all residents for a good month related to maintenance of the doors. Anything we can do towards keeping our overall expenses down helps the budget.

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4.5 Shared Facilities

4.5.1 Games Room

Council would like to thank SL31 for the excellent work with the Games Room. SL31 is in charge of looking after the room after it has been booked. SL31 has been taking care of few items in the room and making it better.

The Games Room has been booked and used once during the month of February 2020.

Kindly remember that you only need a refundable damage deposit of \$100.00 to booked the Games Room in order to use it. No fee applies.

4.5.2 Lounge

The Lounge has been rented seven times during the month of January 2020 for the total of \$ 350.00.

Council is looking into the repair of the blind behind the couch as well as one of the chairs. The material on the back of the chair keeps coming loose exposing sharp nails.

The fire extinguisher has been relocated on the wall near the kitchen from the wall near the door. Sitka Fire Protection relocated the item for safety reasons.

Council would like to take this opportunity to thank the lounge committee for their volunteer work in keeping the lounge organized and up to standards after each rental.

4.5.3 Pool

The office has been in touch with Paddock Service Department in regards to the maintenance and procedures with the pool to be done before it can be opened for next season. Measurements need to be done inside the pool and Imperial Paddock Pool is studying methods for draining the water from the pool or having a diver go down to take the measurements which is the best choice. They are still consulting and they will get back to us.

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4.5.4 Exercise Room

Council would like to thank SL99, SL42, and SL87 for taking care of the exercise room and continuously reporting any problems to the office. At the moment we still have pending the plastic replacement cover for one of the fluorescent lights. Also, a side of the wall has been damaged that needs repair.

Skipping in the gym could be one of the causes of damage to the plastic fluorescent light cover in the gym. No skipping in the gym as the ceiling is too low.

4.6 Bylaws

Council would like to invite you to visit the Cypress Point website: <http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5. NEW BUSINESS

- 5.1** Some areas of the ceiling in the parking areas, some in Building A but especially in Building C, are falling down. On February 18, 2020, we had a visit from a technician from Westcor Thermal in order to assess the problem and give us possible solutions. We received a quote for the amount of \$49,550 for the repair of the insulation in the parking areas. After a discussion and vote Council decided not to go through with it at this time.

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5.2 Recommended Procedure due to possible water damage into your suite.

If at anytime you see water coming into your suite from your ceiling, the first step is to go up one floor to the suite directly above you and knock on the door and attempt to contact your neighbour. If they answer, explain that you have water coming to your suite from the ceiling and ask them to check the water supplied areas inside their suite (bathroom and kitchen fixtures, dishwasher and washing machine). If possible, get them to shut off any in-suite water supply or appliance that is exhibiting a leak or could be causing the problem. Regardless of whether the neighbour answers the door or not (not home), attempt to contact our Strata office administrator and/or council members to explain the situation. A water leak problem could occur in early morning hours when people could be sleeping. If the water leak is continuous and you do not get any response from the Strata in a reasonable amount of time, then you can make an emergency call to the plumbing company. Contact information for council members and our plumbing company are posted in our building mail rooms.

6. OLD BUSINESS

6.1 Regarding the un-remediated sections of Building B and Building C:

Council would like to thank all owners who filled in the Survey by Jones Christoffersen Ltd.; thank you for your time and the information on the survey. Read Jones Christoffersen Ltd., was on site on February 18th, 2020. Council would like to thank SL43, SL44, LS70, SL67, SL64, SL103, SL99, and SL77 for their cooperation for this project. They drilled holes in the wall in order to make the necessary assessment for the condition of the Building B and C. Even though the report is not yet released the engineers were happy they didn't find anything unusual while they were on site. They are expecting to have the results by the end of March 2020.

6.2 Thank you all owners who have sent the carpet payment levy on time. We are still waiting for 6 more owners to complete the first payment of the levy.

Council would like to know if you would be interested to form part of a carpet committee who will give ideas and input regarding carpet providers, colors, etc. If you do kindly contact the office by email nw20@telus.net or by phone 604 279 1554

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7. CORRESPONDENCE

Incoming:

SL43 repeated complaints of the strong smell of smoke in their suite coming from their neighbors.

SL37 repeated complaints of the strong smell of smoke in their suite coming from their neighbors.

Outgoing:

SL24 Fine for a bylaw infraction due to renovations done after hours as outline in Strata Bylaws.

8. FINANCIALS

This year as predicted in the Annual General Meeting as of December 31, 2019 NW2050 had a deficit of \$937.86 in the Operating Budget. Once it is applied to the \$36,503.47 prior year surplus it will clear it up and there is no need to take the deficit from the CRF. In the case that there were no prior year surpluses then the amount of \$937.86 would have to be taken out of the CRF.

For the Shared Facilities account there was a surplus of \$7,821.01, which will be divided among the Shared Facilities partners by May 15, 2020 in accordance with our Shared Facilities Agreement. Strata NW2050 is \$

a) Accounts Receivable as of January 9, 2020.

SL63 \$50.00	SL20 \$2,791.87
SL54 \$17.20	SL26 \$365.37

b) Woodridge Shared Facility financials were received for December 2019.

c) Approval of Cypress Point October & November 2019 financials

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d) Fund overview of December 31, 2019

December 31, 2019

Contingency Fund	353,435.55
Special Levy Fund	6,072.46
Repiping Fund	52,606.35
Exterior Building Fund	38,163.88
Future Remediation Fund	485,576.37
Fire Insurance Fund	8,067.36
Total Funds	943,921.97
Prior Years Surplus	36,503.47
Current Year Deficit	<u>- 937.86</u>
Total Owner's Equity	979,487.58

9. MEETING ADJOURNED: 8:00 pm

10. NEXT MEETING: March 25, 2020